e

**Lodger Details**

|  |  |  |  |
| --- | --- | --- | --- |
| Lodger Code | BE3320 | For Office Use Only |  |
| Name |  |  |
|  |  |
| Address |  | **THE BACK OF THIS FORM** |  |
| Lodger Box |  |  |
|  | **MUST NOT BE USED** |  |
| Phone |  |  |
| Email |  |  |  |
| Reference | <<MATTERNUMBER>> |  |  |
|  |  |  |  |
|  |  | |  |
|  | **MORTGAGE** | |  |
|  |  | |  |
| **Jurisdiction** | QUEENSLAND | |  |
|  |  |  |  |

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

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**Estate and/or interest being mortgaged**

FEE SIMPLE

|  |  |  |
| --- | --- | --- |
| **Land Title Reference** | **Part Land Affected?** | **Land Description** |
| <<PROPDET1TITREF>> |  | <<PROPDET1LOTDESC>> |

|  |  |  |  |  |
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| **Mortgagor** |  | | |

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| |  |  | | --- | --- | | Name | <<Guarantor1Fullname>> | | ACN | <<Guarantor1ACN>> | | Capacity | AS TRUSTEE | |

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|  |  |
| **Mortgagee** |  |
| Name | BC INVEST LOANS PTY LTD |
| ACN | 646785211 |

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The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

**Terms and Conditions of this Mortgage**

|  |  |
| --- | --- |
| (a) Document Reference | 720348916 |

|  |  |  |
| --- | --- | --- |
| (b) Additional terms and conditions | NIL | |
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| **Mortgagor Execution** |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
|  |  |  |  |
|  |  | Executed on behalf of | <<Guarantor1Fullname>> |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|  | |  | Signer Name | <<Guarantor2Fullname>> |
|  | Signer Organisation | <<Guarantor1Fullname>> |
|  | |  | Signer Role | SOLE DIRECTOR/SECRETARY |
|  | |  |  |  |
|  |  |  | Signature | /Signature1/ |
|  |  |  |  |  |
|  |  |  | Execution Date | /Sig1Date/ |
|  |  |  |  |  |

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| **Mortgagee Execution** |  |  |
|  | Executed on behalf of  Signer Name | BC INVEST LOANS PTY LTD  ROWAN ANDREW ASTILL |
|  | Signer Organisation | ASTILL CRONIN LAWYERS |
|  | Signer Role | AUSTRALIAN LEGAL  PRACTITIONER |
|  |  |  |
|  | Signature |  |
|  | Execution Date | /Sig2Date/ |
|  |  |  |



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| --- |
| **READ THIS BEFORE SIGNING A TITLES REGISTRY**  **TRANSFER (FORM 1) OR MORTGAGE FORM**  **IF YOU FAIL TO PROVIDE TO THE WITNESSING OFFICER ADEQUATE EVIDENCE OF YOUR ENTITLEMENT TO SIGN THE FORM, THE WITNESSING OFFICER MAY DECLINE TO WITNESS YOUR SIGNATURE**  **Note – This page is NOT part of the form and should NOT be lodged in the titles registry**  **Signing and witnessing of titles registry transfer or mortgage forms**  A person who witnesses the signature of an individual on a titles registry form is required by law to take reasonable steps to ensure the person signing the form is entitled to do so.  If you take your transfer or mortgage form/s to a Justice of the Peace or Commissioner for Declarations (or other person qualified under Schedule 1 of the *Land Title Act 1994* to witness a titles registry form, such as a lawyer) to have your signature witnessed, you must provide to the satisfaction of the witness, the following—   * + proof of identity showing your photo and signature; **and**   + supporting documentation that shows your name and property details, and helps to confirm you are entitled to sign the form/s. * **Proof of identity documents**   Proof of identity documents may include—  driver licence; or passport.   * **Supporting documentation that helps to confirm you are entitled to sign the form/s**   If you are **selling property** or are **only refinancing**, supporting documentation may include either—  a local government current rates notice for the property, or  a recently issued current title search statement for the property, or  a recently issued registration confirmation statement for the property, or a current certificate of title (if one exists) for the property.  If you are a **purchaser** and/or **financing the purchase**, supporting documentation may include either—  a copy of the contract of sale for the property; or official loan documentation from your lender; or  a letter from a solicitor confirming you are entitled to sign the form. |

**Guidelines for completing the QLD Mortgage Form**

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| **IMPORTANT**:  Failure to comply with the below guidelines may delay settlement.    The Mortgage Form is lodged by your lender with the relevant state or territory land titles registry.   * The Queensland Mortgage Form must be completed in duplicate and signed by all Mortgagors in the presence of a qualified witness (see below). * All pages must be printed single sided on white A4 paper, and signed with a black pen. * Amendments and alterations made including the use of correctional fluid are not permitted. If an error is made, you will need to print another copy. |
|  |
| If being signed **within** Australia, Queensland regulations require a witness who must:   * Not be the borrower, a guarantor, or another party to the document (for example a person named as mortgagor must not witness another mortgagor’s signature) * Be approved by the Registrar, including: * Justice of the Peace * Commissioner for Declarations * Australian Lawyer * Notary Public * Licensed Conveyancer |
|  |
| If being signed **outside** of Australia, Queensland regulations require a witness who must:   * Not be the borrower, a guarantor, or another party to the document (for example a person named as mortgagor must not witness another mortgagor’s signature) * Hold the position of one of the following * Australian Consular Officer or authorised employee of the Australian Government * Notary Public * Australian Lawyer * New Zealand Lawyer |